

Salmon Program
State Recovery Projects
Application Project Summary

| | | | |
|--|-----------|-------|--|
| TITLE: Salmon and Snow Creek Project 02 | | | NUMBER: 09-1631A (Acquisition) |
| | | | STATUS: Preapplication |
| APPLICANT: Jefferson Land Trust | | | CONTACT: Sarah Spaeth (360) 379-9501 Ext 102 |
| COSTS: | | | SPONSOR MATCH: |
| RCO | \$499,711 | 85 % | Conservation Futures |
| Local | \$88,184 | 15 % | |
| Total | \$587,895 | 100 % | \$88,184 |

DESCRIPTION:

Jefferson Land Trust is applying for Salmon Recovery Funding Board grant funds for the permanent protection of important estuarine and riparian habitat in the Salmon and Snow Creek watersheds, located at the head of Discovery Bay. The Salmon and Snow Creek Estuary is the most intact of its type on the Strait of Juan de Fuca and is the unquestioned stronghold of the ESA listed Strait of Juan De Fuca summer chum salmon. This project continues the successful protection and restoration efforts conducted by Chumsortium partners since 2001. Through conservation easements and fee simple acquisition, Jefferson Land Trust will permanently protect nearly 200 acres including prime estuarine habitat for summer chum, other salmon species, forage fish and wildlife and 1 mile of riparian habitat on Salmon Creek. The project fits well with the Hood Canal Coordinating Council Strategy for Salmon Recovery, which highlights estuary and nearshore habitats as Tier I for acquisition. Critical habitat acquisition is number one on their sequenced project lists for both Salmon and Snow Creek watersheds. This \$300,000 project aims to protect 3 targeted parcels, and will allow for further restoration work by our partners Washington Department of Fish and Wildlife (WDFW), Jefferson County Conservation District (JCCD), and North Olympic Salmon Coalition (NOSC).

LOCATION INFORMATION:

LEAD ENTITY ORG: Hood Canal Coor Council LE

COUNTY:

GOAL & OBJECTIVE:

The goal of the project is to protect degraded habitat from further degradation with the intent to restore the habitat.

The objective of the project is to protect degraded salmon refugia, and habitat part of key ecological processes.

SALMON INFORMATION: (* indicates primary)

Species Targeted

| | |
|---------|------------------|
| Chinook | Searun Cutthroat |
| Chum* | Steelhead |
| Coho* | |

Habitat Factors Addressed

| | |
|----------------------------------|-----------------------|
| Biological Processes* | Floodplain Conditions |
| Channel Conditions* | Riparian Conditions* |
| Estuarine and Nearshore Habitat* | |

| | |
|------------------------------------|------------------------------------|
| LAST UPDATED: June 19, 2009 | DATE PRINTED: June 25, 2009 |
|------------------------------------|------------------------------------|

Acquisition Cost Estimate Summary

Jefferson Land Trust

09-1631 A

Salmon and Snow Creek Project 02

Salmon State Projects

Summary Property Information

| Worksite Name | Property Name | Acres to be Acq | Cost Estimate | Acq Date | Value Determination | Purchase Type |
|--|---------------|--------------------|---------------------|-------------|---------------------|-------------------------|
| #1, Salmon/Snow Cr. Estuary Acquisition | Pflueger | 4.61 | \$104,055.00 | 07/19/2010 | Estimate of Value | Less than fee ownership |
| #1, Salmon/Snow Cr. Estuary Acquisition | Ruck | 156.00 | \$435,225.00 | 05/18/2010 | Estimate of Value | Fee ownership |
| #1, Salmon/Snow Cr. Estuary Acquisition | Sea Kota | 3.00 | \$48,615.00 | 06/18/2010 | Estimate of Value | Fee ownership |
| Total | | 163.61 | \$587,895.00 | | | |

Summary Cost Information for all Properties

Allowable land costs

| | | |
|------------------------|--------------|---------------------|
| Land | \$440,000.00 | |
| Land with Improvements | \$90,000.00 | |
| Sub-Total | | \$530,000.00 |

Incidentals

| | | |
|-------------------------|-------------|--------------------|
| Appraisal and review | \$14,000.00 | |
| Baseline inventory | \$9,000.00 | |
| Closing | \$1,500.00 | |
| Recording fees | \$200.00 | |
| Survey - boundary | \$2,000.00 | |
| Title reports/insurance | \$3,200.00 | |
| Sub-Total | | \$29,900.00 |

Property Totals **\$559,900.00**

Administrative costs **\$27,995.00**

Total Acquisition Cost Estimate **\$587,895.00**

Cost Estimates By Property

Jefferson Land Trust

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Worksite: #1, Salmon/Snow Cr. Estuary Acquisition

Detailed Property Information

Property Name: Pflueger

Acreage to be Purchased: 4.61

Date to be Acquired: 7/19/2010

Value Determination: Estimate of Value

Property Grantor: William and Pamela Pflueger

Ownership Instrument: Deed - Statutory Warranty

Purchase Type: Less than fee ownership

Term Length: Perpetuity

Expiration Date: N/A

Acquisition Cost Estimate for Pflueger Property

Allowable land costs

Land with Improvements \$90,000.00

Sub-Total \$90,000.00

Incidentals

Appraisal and review \$3,500.00

Baseline inventory \$3,000.00

Closing \$500.00

Recording fees \$100.00

Survey - boundary \$2,000.00

Sub-Total \$9,100.00

\$99,100.00

Cost Estimates By Property

Jefferson Land Trust

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Salmon and Snow Creek Project 02

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Detailed Property Information

Property Name: Ruck
Acreage to be Purchased: 156.00
Date to be Acquired: 5/18/2010
Value Determination: Estimate of Value

Property Grantor: Frank Ruck
Ownership Instrument: Deed - Statutory Warranty
Purchase Type: Fee ownership
Term Length: Perpetuity
Expiration Date: N/A

Acquisition Cost Estimate for Ruck Property

Allowable land costs

| | | |
|-----------|--------------|--------------|
| Land | \$400,000.00 | |
| Sub-Total | | \$400,000.00 |

Incidentals

| | | |
|-------------------------|------------|--------------|
| Appraisal and review | \$7,000.00 | |
| Baseline inventory | \$5,000.00 | |
| Closing | \$500.00 | |
| Title reports/insurance | \$2,000.00 | |
| Sub-Total | | \$14,500.00 |
| | | \$414,500.00 |

Cost Estimates By Property

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Detailed Property Information

Property Name: Sea Kota
Acreage to be Purchased: 3.00
Date to be Acquired: 6/18/2010
Value Determination: Estimate of Value

Property Grantor: Chuck and Neva Novak
Ownership Instrument: Deed - Statutory Warranty
Purchase Type: Fee ownership
Term Length: Perpetuity
Expiration Date: N/A

Acquisition Cost Estimate for Sea Kota Property

Allowable land costs

| | | |
|-----------|-------------|-------------|
| Land | \$40,000.00 | |
| Sub-Total | | \$40,000.00 |

Incidentals

| | | |
|-------------------------|------------|-------------|
| Closing | \$500.00 | |
| Recording fees | \$100.00 | |
| Title reports/insurance | \$1,200.00 | |
| Baseline inventory | \$1,000.00 | |
| Appraisal and review | \$3,500.00 | |
| Sub-Total | | \$6,300.00 |
| | | \$46,300.00 |

Cost Estimates By Property

Jefferson Land Trust

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Salmon and Snow Creek Project 02

Salmon State Projects



Legend

- Ruck_boundary
- JLT Conservation Easement Property
- Jefferson County Parcels

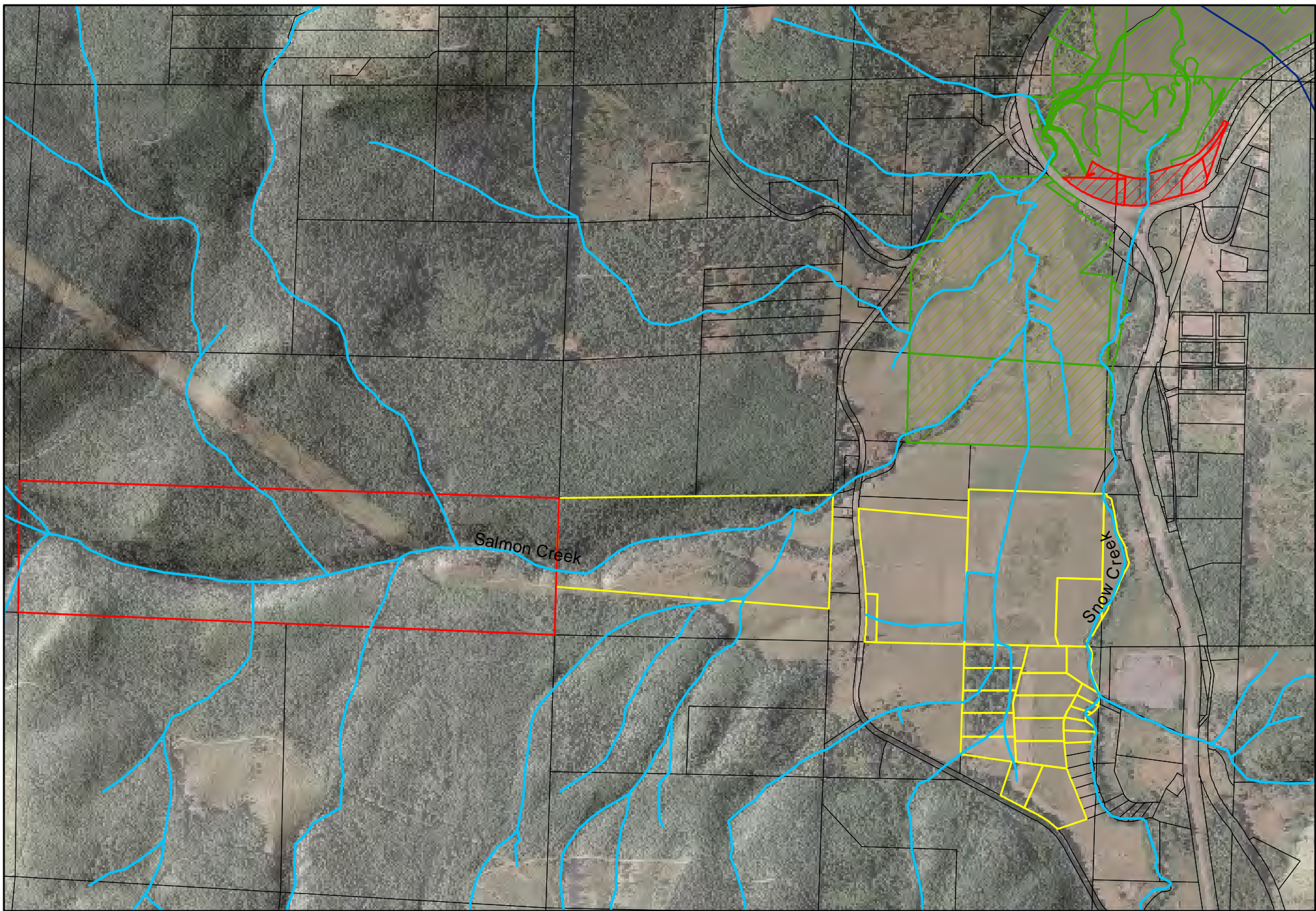
**Salmon and Snow Creek Habitat
Conservation Project Phase II - Ruck**

2006 Aerial Photo (NAIP) w/10m shaded relief

Jefferson Land Trust
June, 2009

0 250 500 1,000 Feet





Legend

- Ruck_boundary
- Sea-Kota_Pflueger_Boundaries
- JLT Conservation Easement Properties
- WDFW_Preserve
- Jefferson County Parcels

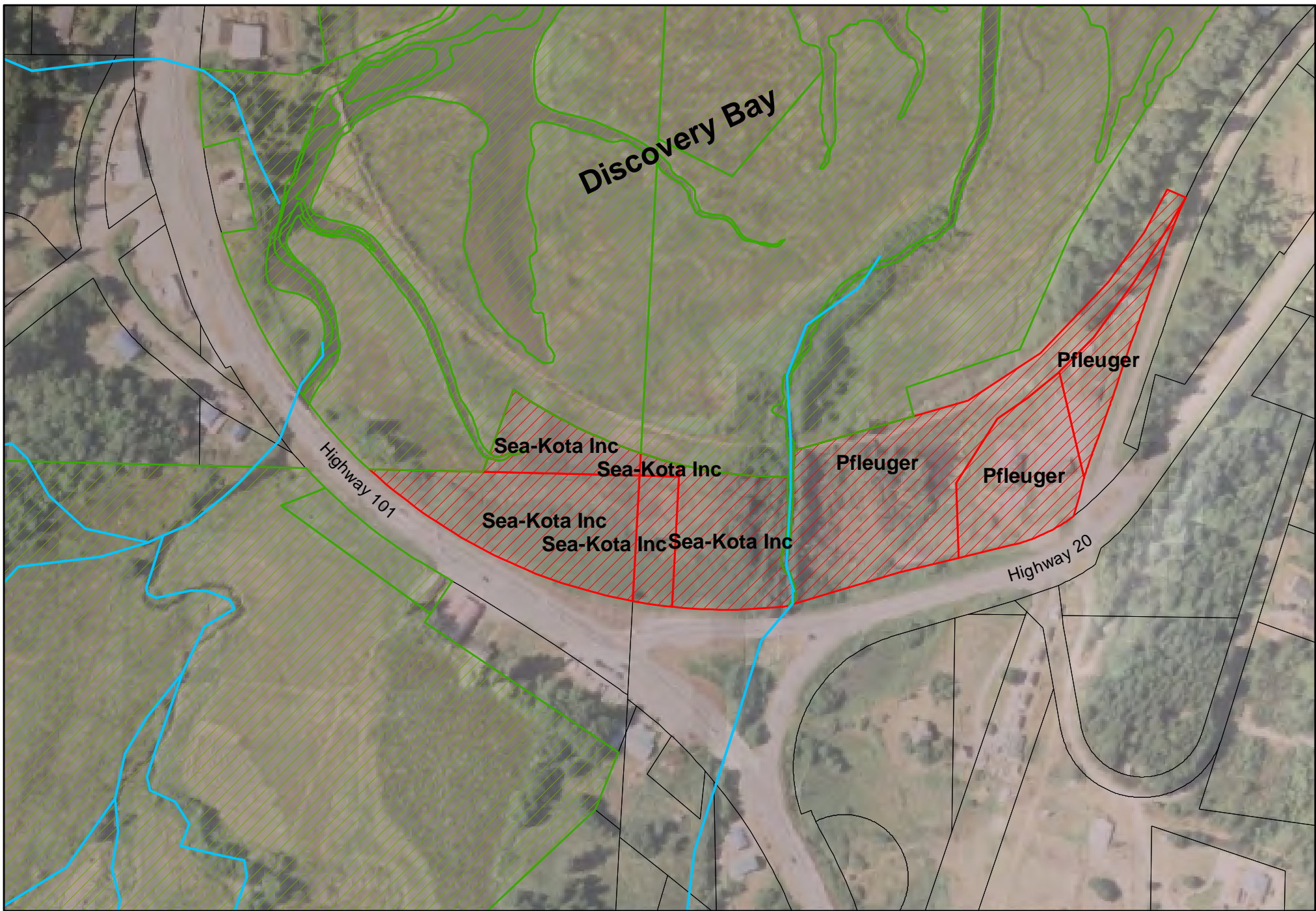
Salmon and Snow Creek Habitat Conservation Project Phase II




2006 Aerial Photo (NAIP) w/10m shaded relief

Jefferson Land Trust
June, 2009

0 375 750 1,500 Feet





- Legend**
-  WDFW_Preserve
 -  Sea-Kota_Pflueger_Boundaries
 -  Jefferson County Parcels

Salmon and Snow Creek Habitat Conservation Project Phase II

2006 Aerial Photo (NAIP) w/10m shaded relief

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